

smith woolley

chartered surveyors

136, Westwood Drive, Canterbury, CT2 7US

Guide Price £190,000

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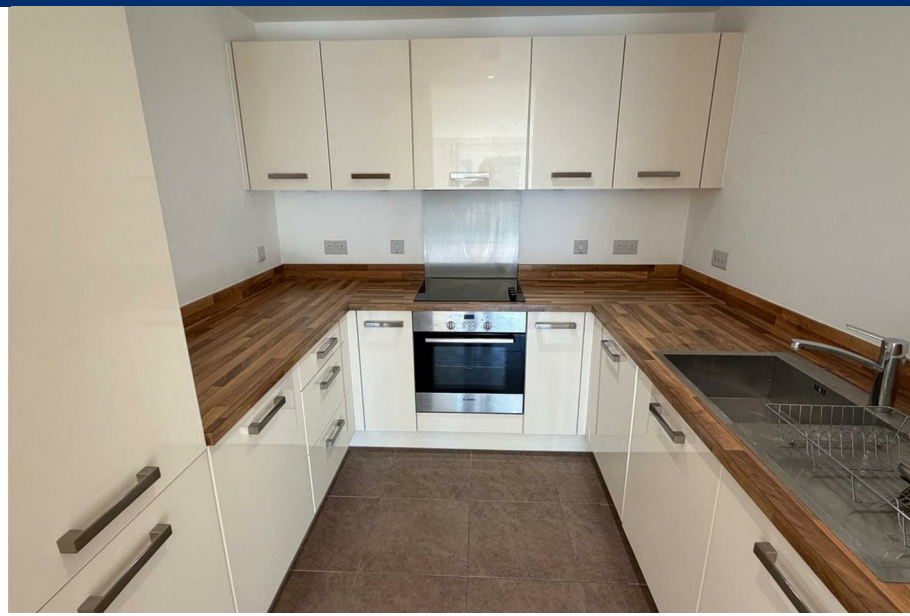
Built by the well respected Berkeley Homes, this modern purpose built apartment is located in the charming area of Westwood Drive, Canterbury. Having been recently re-decorated throughout, the apartment offers a perfect blend of comfort and convenience. Situated on the first floor, and with a spacious living room/diner, this property is ideal for both relaxation and entertaining. The well appointed bedroom provides a serene retreat, while the modern shower room ensures a refreshing start to your day. The apartment enjoys the benefits of replacement double glazing, and gas- central heating throughout, along with a security entry phone system. Together with the additional benefit of an electric passenger lift giving access from the main communal entrance hall, or alternatively a communal staircase.

One of the standout features of this apartment is the south-facing balcony, which invites an abundance of natural light and offers picturesque views over the River Stour. Imagine enjoying your morning coffee or unwinding in the evening while taking in the tranquil scenery.

The modern fitted kitchen with integrated appliances is designed with both style and functionality in mind, making it a pleasure to prepare meals. Additionally, the property comes with an allocated parking space, a valuable asset in this bustling area.

Convenient for both the city centre and the train station, this apartment is perfect for those who appreciate easy access to local amenities and transport links. Whether you are a first-time buyer, a professional seeking a convenient base, or someone looking to downsize, this property presents an excellent opportunity to enjoy the vibrant lifestyle that Canterbury has to offer. Don't miss the chance to make this lovely apartment your new home, and an internal viewing is strongly recommended.
The apartment is offered for sale with the benefit of no forward chain.

Identification Checks
If an offer is accepted on a property marketed by Smith Woolley, all purchasers are required to complete ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations. We use a specialist third-party company to carry out these checks. The fee is £60 (including VAT) per person or £120 (including VAT) if purchasing under a company name, payable once the offer is agreed and before the sales memorandum is issued. Please note that this charge is non-refundable.









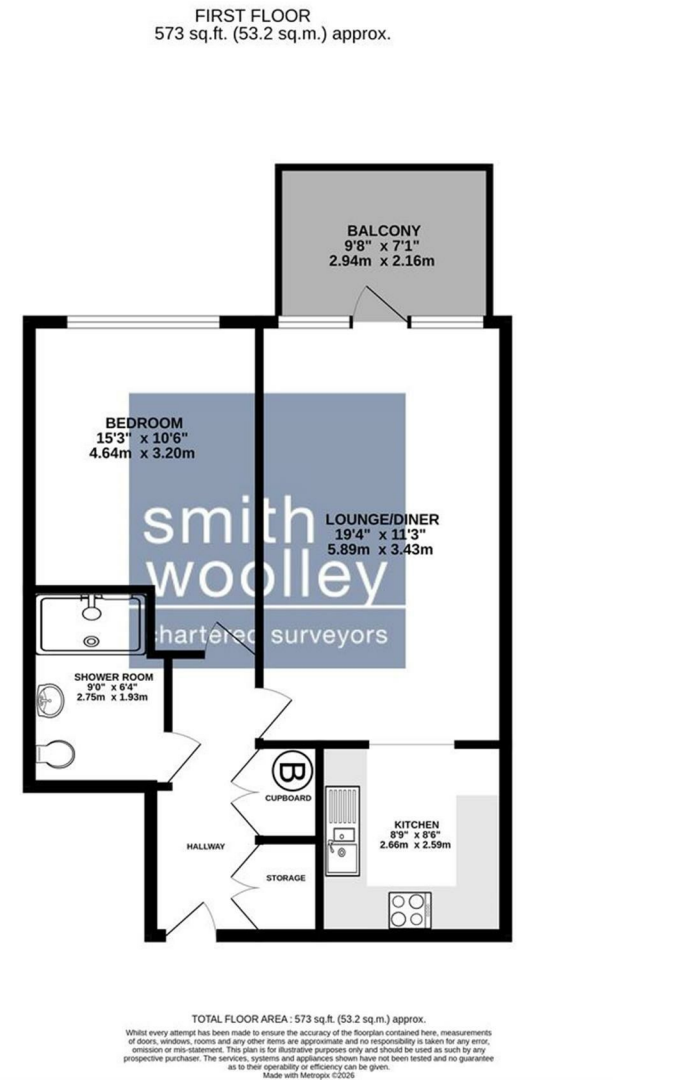


LOUNGE/DINER	9'7" x 7'1" (2.94 x 2.16)
BEDROOM	15'2" x 10'5" (4.64 x 3.2)
SHOWER ROOM	9'0" x 6'3" (2.75 x 1.93)
KITCHEN	8'8" x 8'5" (2.66 x 2.59)
BALCONY	9'7" x 7'1" (2.94 x 2.16)

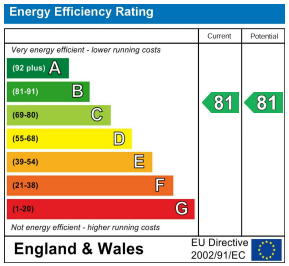
- *NO CHAIN*
- Lease has 106 years left
- Central location
- Allocated parking space
- Newly redecorated internally
- South-facing balcony

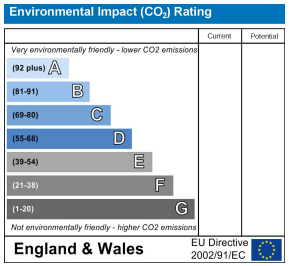


Floor Plans (*Additional floors may be continued on further brochure pages)



EPC





Viewing

Please contact our Office on 01303 226622 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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